



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: July 10, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: Eric Denoncourt, Engineer/Planner

Absent: John D. Perreault, Town Engineer

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Board noted that there were no Minutes ready for review and approval.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments – there were no Board member comments for this month.

**7:05 P.M. Ashford Crossing, Residential Development, Site Plan Approval
Continued Public Hearing (from April 10, 2003)
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)**

Attending the hearing was Attorney Jack Collins – representing SSR Apartment Value Fund II; Ed Boiteau – the engineer from Rizzo Associates; Tracey Gangi – from Rizzo Associates; and Patrick Freyberg.

Attorney Collins gave the history of the project, and basically stating they have worked with the Conservation Commission and the South Meadow Condo Association/Neighborhood. He said he feels it has been a harmonious relationship to make this project work. He added they will be getting an Order of Conditions from the Commission.

Mr. Boiteau said they are proposing nine buildings and 108 units. He said this new design was to pull the project away from the wetlands.

Mr. Boiteau pointed out the following changes:

- 1) There will be nine three-story buildings, each building will have twelve units;
- 2) Buildings are 40-feet apart – will be going to Zoning Board of Appeals;
- 3) They eliminated the original roadway crossing – relocated it;
- 4) Utility and Pedestrian crossing remains – pedestrian crossing will be elevated;
- 5) Main entrance drive relocated by Building #9;
- 6) Will have 50-foot buffer at Old Laxfield Road;
- 7) Reconfigured the parking by Building #9;
- 8) Minor modification to the building to help pull it back from the wetland.

Mr. Boiteau said the clubhouse is a one story-building approximately 3,000 sq. ft. in size. He said, collectively, with the pool, parking area, and drop-off area, the total area is about 3,500 sq. ft.

Mr. Boiteau said Stormwater Management meets or exceeds the State's requirements.

Mr. Boiteau said they propose gravity sewer system into the Town system. He said they are going to the Sewer Commissioners.

Mr. Rodolakis said this main concern is the Fire Chief's thoughts on the 40-feet between the buildings.

Mr. Gordon listed the following concerns:

- 1) Concern of lighting of old section going to new – Mr. Freyberg said he would drive the road after the meeting and check it;
- 2) Drainage calcs from Stormwater Management – Mr. Boiteau submitted a letter regarding this;
- 3) Is sewer line capacity sufficient – Mr. Boiteau said it is being looked at by Engineering and the Sewer Commissioners;
- 4) Concerns of snow storage area – Mr. Freyberg said the snow would be taken off site if there was too much;
- 5) Affordable Housing? – Mr. Freyberg said they would consider it and talk to Engineering;
- 6) Senior Building? – Mr. Freyberg said he doesn't think this is necessary, after seeing the existing complex, but they will look at it.

Concerns from Mr. Gordon regarding the Clubhouse:

- 1) Snow storage?;
- 2) In-ground sprinklers – Mr. Freyberg said there would be none;
- 3) Lighting at the exterior of the building – There will be one area where the healthclub is and it is to be for 24 hours.

Mr. Gordon continued the hearing to August 7, 2003, at 7:20 P.M., with just a few issues to be resolved: affordable house, senior housing, and a letter from the Fire Chief.

**7:05 P.M. Ashford Crossing, Clubhouse, Site Plan Approval
Continued Public Hearing (from April 10, 2003)
(Decision Deadline: 65 days from close of hearing)**

Attending the hearing was Attorney Jack Collins – representing SSR Apartment Value Fund II; Ed Boiteau – the engineer from Rizzo Associates; Tracey Gangi – from Rizzo Associates; and Patrick Freyberg.

See hearing above for the Ashford Crossing, Residential Development.
Hearings were opened together.

**7:20 P.M. Wetherburn Heights, Definitive Subdivision Plan
Continued Public Hearing (from January 9, 2003)
(Decision Deadline: August 15, 2003)**

The people from Wetherburn Heights did not attend the meeting. Mr. Gordon continued the hearing to August 7, 2003, at 7:35 P.M.

**7:35 P.M. Minna Terrace – Senior Housing, Site Plan Approval Special Permit
Continued Public Hearing (from October 3, 2002)
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)**

Mr. Gordon said the people from Minna Terrace requested a continuance. Mr. Gordon continued the hearing to August 7, 2003, at 7:40 P.M.

**7:50 P.M. Summit Ridge Estates, Definitive Subdivision Plan
Continued Public Hearing (from May 2, 2002)
(Decision Deadline: August 15, 2003)**

Attorney George Kiritsy, Dave Parmenter – the builder, and Cleland Blair, Jr. – the developer, attended the hearing.

Attorney Kiritsy said they have been working on both the permanent and temporary easements. He said they received the Order of Conditions from the Conservation Commission.

Mr. Capalbo asked about sidewalks on Gulf Street. Mr. Parmenter said there is an at least three feet level area before slopes within the right-of-way.

Mr. Gordon asked about garage elevations. Kelly Killeen, Coler and Colantonio, currently they are using a generic footprint, but they will not exceed slope requirement.

Mr. Rodolakis asked in #19 of the “Agreement regarding Shrewsbury Improvements,” the phrase, “...in addition to any bonding or security the Town of Shrewsbury has the right to...”

Mr. Gordon commented that they need a waiver for the slope of Slocumb from 8% to 10%.

Mr. Gordon closed the hearing.

4. New Business

a. Signed mylars for Liberty Assembly of God

The Board signed the mylars for Liberty Assembly of God.

b. Bond Reduction for High Meadow Estates

The Board voted the bond reduction for High Meadow Estates.

c. Discussed/Approved Bond Amount and Covenant Release for Southwoods Phase II

Charlie McGregor – from Brendon Homes, submitted the revised bond to include Phase II.

Mr. Gordon recommend signing the covenant release and holding it in Engineering until the issue of the temporary berm on the roadway is resolved.

The Board voted to sign and release the lots in the Covenant Release, holding it in Engineering until the issue of the berm is resolved.

Mr. McGregor also submitted the agreement with the McIlvanes for conveyance of Lot A.

5. Old Business

a. Discussed/Signed Decision for 307 Grafton Street Office Building

Mr. Rodolakis abstains from the vote. The Board unanimously voted, with Mr. Rodolakis abstaining, the Decision for 307 Grafton Street Office Building.

b. Signed Form for Worcester District Registry of Deeds

The Board resigned the form for the Worcester District Registry of Deeds, which reflected some corrections.

6. Correspondence

- a)** Mr. Gordon read the letter from BSC which was just recently submitted to Engineering. The Board agreed that they should come in to the August 7, 2003 meeting and update the Board. They also said a reminder letter should be sent about putting a light in before construction begins.

The meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Annette W. Rebovich